

DRAFT AGENDA

Bingham Township Planning Commission

Thursday, May 5, 2022 - 6:30 PM

Bingham Township Hall, 7171 S. Center Highway, Traverse City, MI 49684
with public participation available via Zoom electronic remote access

Zoom Electronic Remote Access Link:

<https://us02web.zoom.us/j/83048577979?pwd=MGdDM0tqa2lGR2h4VnJXS1JvbHp4Zz09>

Meeting ID: 830 4857 7979

Passcode: 49684

Telephone: Dial (312) 626-6799, enter Meeting ID then # when prompted, enter Passcode when prompted.

1. **Call to Order - Roll Call**
2. **Agenda Approval**
3. **Public Comment**
4. **Conflict of Interest**
5. **Items for Discussion / Consideration:**
 - A. Introduction – Leelanau Trail Improvements; Portable Toilet at the Shady Lane Parking Area, Landscaped Rest Area North of Bingham Road, Side Trail at various locations.
 - B. Update on Master Plan Project – Networks Northwest
 - Public Input Sessions
 - Next Steps
6. **Approval of Prior Meeting Minutes:**
7. **Communications and Reports**
 - a. Chairperson – Michael Park
 - b. Zoning Administrator – Steve Patmore
 - c. Planning – Mathew Cooke, Networks Northwest
 - d. Township Board – Jeff Layman
 - e. Commissioners
8. **Next Scheduled Meeting:** August 4, 2022
9. **Public Comment**
10. **Adjournment (8:30 unless extended by a motion)**

Planning Commission Packets can be viewed on-line at: <https://www.leelanau.gov/binghamtwplan.asp>

Bingham Township
7171S. Center Highway
Traverse City, MI 49684
(231) 922-6767

BINGHAM TOWNSHIP
Leelanau County, Michigan

APPLICATION FOR SPECIAL LAND USE PERMIT

Fee _____

Date of application 3/11/2022

Site plan and other information required by Article ~~XX~~^{XI} of the Zoning Ordinance, Special Land Use Permits and Site Plan Review, must be included as part of the application.

Owner(s) of property, and their addresses:

TART Trails, Inc.
P.O. Box 252
Traverse City, MI 49685

Architects and others in a supervisory position, and their addresses:

Chris Kushman
Planning & Management Director
TART Trails
P.O. Box 252, Traverse City, MI 49685

Legal description of property:

100' wide Leelanau Trail property located between Carter Road and 4th Street, Leelanau County, MI.

General location:

Proposed Parallel Trail: Various locations within the Leelanau Trail property and adjacent to the existing asphalt non-motorized trail; Proposed portable toilet: Shady Lane parking area; Proposed landscaped rest node: east side of Trail adjacent to TruNorth Landscaping.

Title of project and description of proposed development:

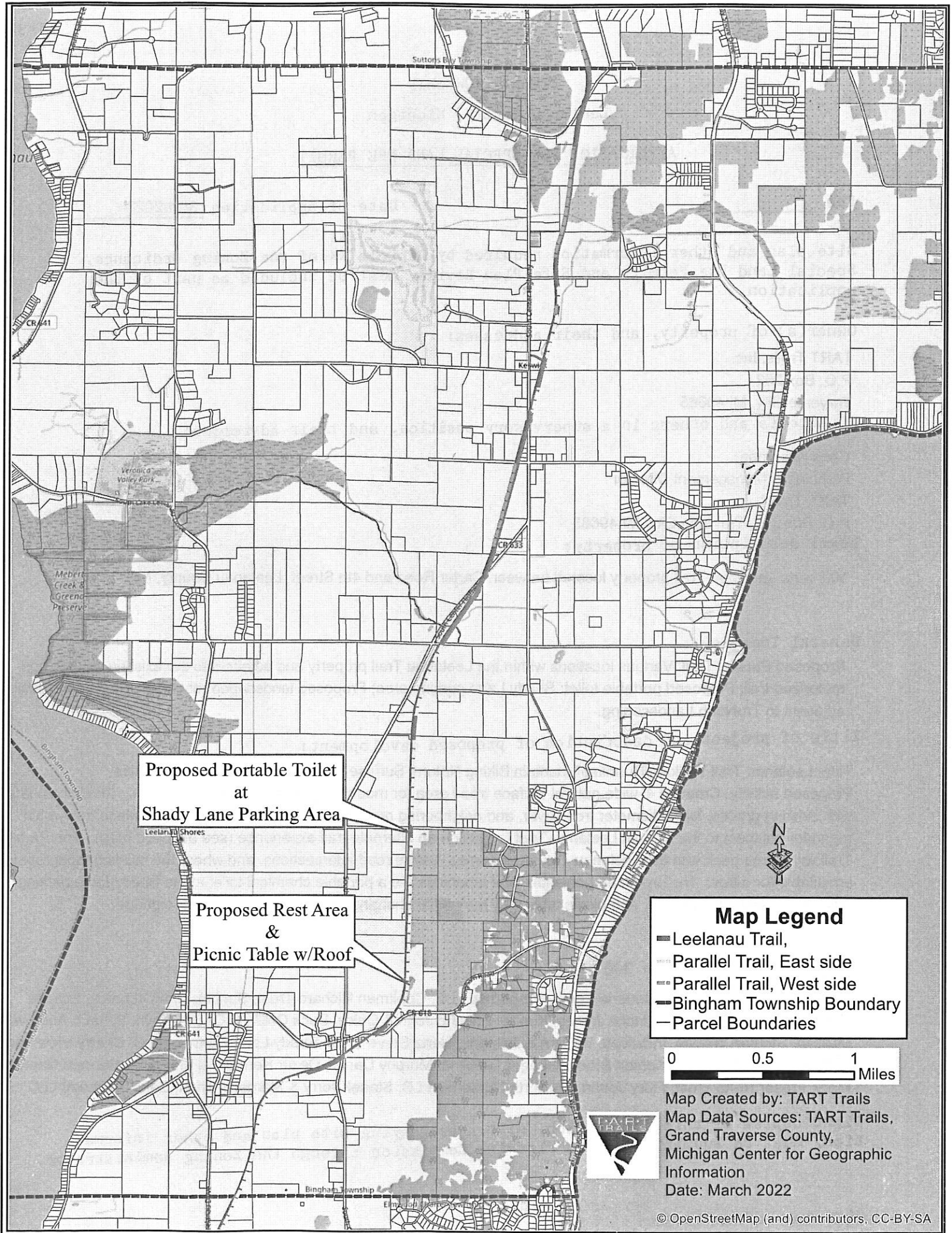
Title: Leelanau Trail Walking/Running/Mountain Biking Natural Surface Parallel Trail and Trail Amenities
Proposed activity: Create a 4' wide natural surface tread area for mountain biking, running, and walking that is compatible with existing grades, large diameter tree cover, and neighboring properties. The proposed natural surface trail would meander adjacent to the asphalt Leelanau Trail to provide an alternate trail experience (see attached map). The Parallel Trail will merge back with the Leelanau Trail near homes, before road intersections, and where the existing topography is unsuitable for a trail. The proposed Leelanau Trail amenities are a portable chemical toilet at the Shady Lane parking area, a landscaped rest area, and picnic table with roof, solar charging station, and educational signage.

List of persons within 300 feet:

Richter Michael & Deanne, Beuerle Family Properties LLC, Cookman Richard Trust, Sunblossom Orchards, Eckerle Thomas, Leelanau Trust, Reincke James, Kiessel Edward John & Dulce, Buck Orella & Onon Robyn, Schaub Andrew & Melissa, Stouten William, Indelicato William & Julianne, Hertz Steve Trust, Shady Lane Partners LLC, Cherry View Farm LLC, Howell Luella Trust, Korson Bruce, Ganger Lee Ann, Murphy Daniel, Dezur Kenneth & Margaret, Herman George Mary, Fraser Rena Trust, Flory Joann, TruNorth Nurseries LLC, Stanek Jerry & Margaret Trust, Send & Emeott LLC

Eight copies of this application, with accompanying site plan and other information, must be submitted to the Planning Commission through the Zoning Administrator.

Signature of applicant:



Proposed Portable Toilet
at
Shady Lane Parking Area

Proposed Rest Area
&
Picnic Table w/Roof

Map Legend

- Leelanau Trail,
- Parallel Trail, East side
- Parallel Trail, West side
- Bingham Township Boundary
- Parcel Boundaries

0 0.5 1 Miles

Map Created by: TART Trails
Map Data Sources: TART Trails,
Grand Traverse County,
Michigan Center for Geographic
Information
Date: March 2022

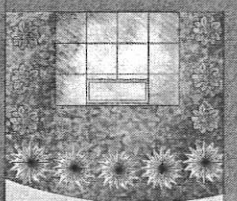
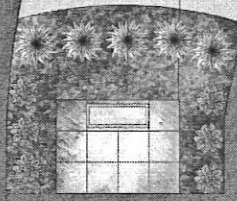
TRINORTH PROPERTY

TRAIL TRAIL PROPERTY

NATIVE PLANTINGS

EXISTING WELL SPOUT

45 SF PATIO



45 SF PATIO

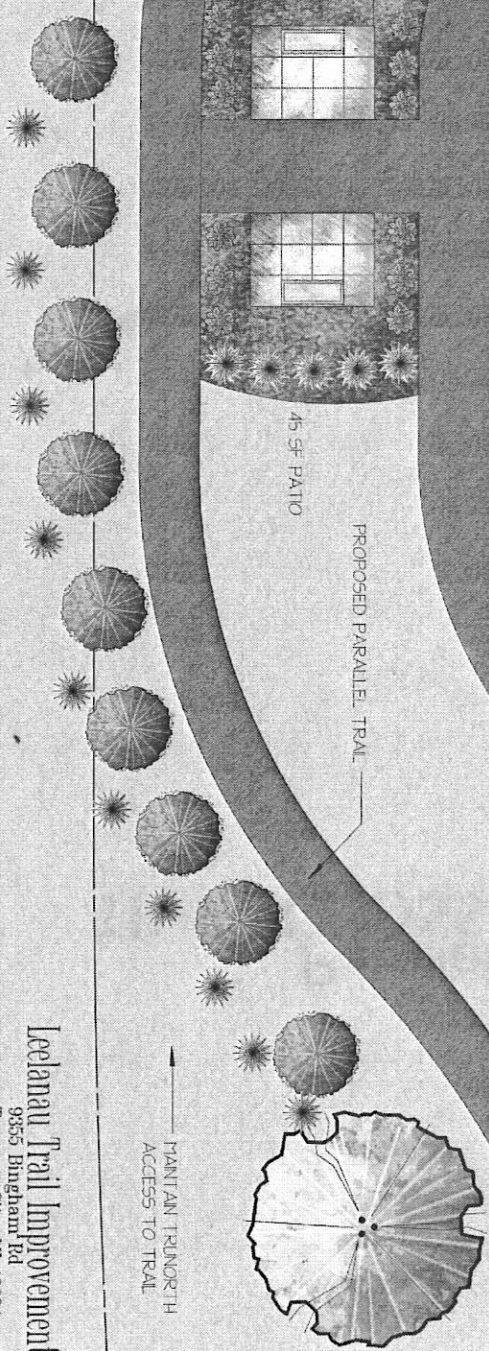
PROPOSED PARALLEL TRAIL

750 SF MULCH PATH

NATIVE PLANTINGS
TRANSPLANT LIES FROM PATH

NATIVE PLANTINGS

MAIN TRAIL NORTH
ACCESS TO TRAIL



Scale 1" = 8'

Leelanau Trail Improvement
9355 Bingham Rd
Traverse City, MI 49684
TruNorth Landscaping
JDB

Parallel Trail TRAIL CROSS SECTION

